LEASE SUPPLEMENT AGREEMENT

LEASE between S. S. LAND CORPORATION, Landlord, and PITNEY-BOWES, INC., Tenant; 5th day of March, 1963, as supplemented by Lease Supplement dated [illegible], 1963. Whereas the parties hereto have previously entered into a Lease Agreement under date of March 5, 1963, in respect to the premises known as 6 Charlesgate West, in the City of Boston, State of Massachusetts, as described in Lease Agreement as dated above with accompanying plat, and whereas they have agreed to amend the Lease with respect to the beginning date and termination date, and to confirm the remaining provisions of the Lease in every respect.

NOW THEREFORE, in consideration of the premises and $1.00 paid each to the other, the receipt whereof is hereby acknowledged, the parties agree as follows:

Paragraph 1. That the Lease previously referred to shall be amended as follows:

WITNESSETH, that in consideration of the rental hereinafter agreed upon and the performance of all of the conditions and covenants hereinafter set forth on the part of the Tenant to be performed, the Landlord shall and hereby does Lease unto said Tenant the two-story building amounting to 9,000 square feet in the City of Boston, State of Massachusetts, and located at 6 Charlesgate West as described and shown on accompanying plat to be Exhibit "A", said property being outlined in red, in accordance with the plans prepared by the Architect and Engineer, which said plans have been approved and accepted by the above-named Landlord and Tenant as shown by their acceptance in writing appearing on said plans, for the term of twenty (20) years, beginning on the First day of February, 1964 and terminating on the Thirty-first day of January, 1984, at an annual rental of SIXTY THOUSAND EIGHT HUNDRED DOLLARS

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($10,800.00) payable in equal monthly installments on the first day of each and every month in advance. In the event possession of said premises is not given to the Tenant and said premises are not ready for occupancy April 1, 1964, the Tenant may at his option cancel this Lease and all agreements pertaining thereto.

Paragraph 2. That in all other respects not inconsistent with the above, the aforesaid Lease is hereby confirmed and ratified.

IN WITNESS WHEREOF the Landlord and Tenant have caused this instrument to be executed by their duly authorized officers and their corporate seals to be hereunto affixed, attested to by their respective Secretaries.

Witness:

S. S. LAND CORP.

Secretary

Earle Lupkin - President

WITNESS, INC.

Secretary

Vice President

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Source: https://www.industrydocuments.ucsf.edu/docs/mkyl0000

AMENDMENT TO LEASE SUPPLEMENT AGREEMENT

LEASE between CHARLESGATE WEST TRUST, Assignee, to S. S. LAND CORPORATION, Landlord, and FITNEY-BOWES, INC., Tenant, 5th day of March, 1963, Lease Supplement dated May 24, 1963, and amended this 3rd day of November, 1964.

WHEREAS the parties hereto have previously entered into Lease Agreement under date of March 5, 1963, in respect to the premises known as 6 Charlesgate West, in the City of Boston, State of Massachusetts, as described in Lease Agreement as dated above with accompanying plat, and whereas they have agreed to further amend the Lease with respect to the beginning date and termination date, and to confirm the remaining provisions of the Lease in every respect.

NOW THEREFORE in consideration of the premises and $1.00 paid each to the other, the receipt whereof is hereby acknowledged, the parties agree as follows:

WITNESSETH, that in consideration of the rental hereinafter agreed upon and the performance of all of the conditions and covenants hereinafter set forth on the part of the Tenant to be performed, the Landlord shall and hereby does Lease unto said Tenant the two-story building amounting to 9,000 square feet in the City of Boston, State of Massachusetts, and located at 6 Charlesgate West as described and shown on accompanying plat to be Exhibit "A", said property being marked in red in accordance with the plans prepared by the Architect and Engineer, which said plans have been approved and accepted by the above-named Landlord and Tenant as shown by their acceptance in writing appearing in

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day of November, 1964, and terminating on the Thirtieth day of November, 1984, at an annual rental of SIXTEEN THOUSAND EIGHT HUNDRED DOLLARS ($16,800.00) payable in equal monthly installments on the first day of each and every month in advance.

Paragraph 2. That in all other respects not inconsistent with the above, the aforesaid Lease is hereby confirmed and ratified.

IN WITNESS WHEREOF the Landlord and Tenant have caused this instrument to be executed by their duly authorized officers and their corporate seals to be hereunto affixed, attested to by their respective Secretaries.

Witness:

LEE H. ROSOL

CHARLESGATE WEST TRUST

Eleanor Thaws, Trustee

PITNEY-BOWES, INC.

A. P. Collins

E. M. Davis
Executive Vice President

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Source: https://www.industrydocuments.ucsf.edu/docs/mkyl0000